

Minutes-Links Board Meeting  
April 15, 2025 - Pinnacle Club House

The Links Board Meeting was called to order by Joe Domenico'

In attendance were: Joe, Sal Leggio, Peter Barker, Alex Markley, and Dianne Connor

A quorum was established and the minutes from the previous board meeting were approved as written.

The agenda items were taken out of order so that Homeowner Robert Messor could make his appeal to the Board before having to leave for a business meeting. Mr. Messor is the owner of 6051 Fairway Court and made an appeal to the Board from a decision of the Links ARB regarding the front of his property and the rock and ornamental display he has created in this area. Although Mr. Messor's appeal was made late and outside the thirty-day appeal period from the ARB decision, the Board voted to accept and hear his appeal and address this matter.

Mr Messor is appealing from a decision of the ARB which concluded that he must remove the green rock/stone from the beds in the front of his property as well as the assorted lawn ornaments of various shapes, colors, and sizes around the tree in the front of his property as well as in the front and side white rock garden beds.

In addressing the board, Mr. Messor acknowledged that he did not get permission before installing the blue/green rock/stone or the numerous garden ornaments in the aforementioned areas. He stated that he and his wife wanted to update this area of their

property and since doing so have received numerous compliments regarding their landscape. He stated that these garden ornaments compliment his newly painted home and enhance the value of his property and the surrounding homes. He stated that there are several homes within the Strand community with similar displays and ornamental configurations. He asserted that because we offer three mulch color options (black, brown, and redwood) then we should also allow green/blue stone as well as the permitted white option.

Several board members addressed their concerns with this display, in that it does not conform with anything presently in the Links or the entire Strand Community and no where in the Strand is there blue and green rock/stone or an ornamental display of numerous garden figurines.

Several Board members stated to Mr Messor that his landscape has become a polarizing issue within the Links and that neighbors have complained about this display and its non-conformity. They have further complained that no permission was ever requested before it was created/erected. Mr. Messor insisted that the feedback he has received has all been positive and he believes his yard now has served to enhance and update the Links Community.

The Board discussed the Messor appeal at length and then voted. By a majority vote, the board voted to allow the Messor's to maintain the two blue balls/spheres in the white rock garden bed adjacent to their driveway. As to the green and blue rock/ stone in the front garden bed, and around the tree in the front of the property, the board voted that this must be removed. As to the numerous garden ornaments in the front garden bed and around

the tree in the front of the property, by a majority vote, the board voted that the various garden ornaments must be removed.

The Board gave the Messor's 45 days to remove same and conform with the decision.

In a letter dated 4/22/25, the Board advised the Messor's of this decision and of their right to appeal the board's decision, by filing an appeal, within 30 days, to the Master Association Board for further consideration.

As to further ARB business, the board addressed the issue of roofs matching driveways and agreed that the shade of the roof must contain the color of the resident's driveway. The Board stressed that all roof tiles must be pre-approved by the ARB.

As to the recent ARB inspection, Peter stated that there are two mailboxes in need of attention and he has addressed same with the respective homeowners.

As to landscaping, the Calusa's at the front of Fairway Court have been planted and the cost to the Links is \$1800.00 dollars. The cost of this project was split evenly between the Master Association, the Club, the Homeowner, and the Links as the homeowner's property runs along Strand Blvd. and the destruction of the former Ficus bushes during hurricane Milton impacted the aesthetics along Strand Blvd as well as the homeowner's property.

The Board discussed the Master Board election and noted that no seats turned over and the current composition of the Master Board will continue.

Pete has been doing research to assist Sal in properly determining the funding of our reserves for eventual road and sidewalk work on Fairway Court. Pete has been getting estimates from various vendors so that we can be assured that our reserves are adequate when we undertake this project. By the end of 2025 Sal stated that we will have \$85,000.00 dollars in reserves for this project and the estimates we are receiving from Pete's vendors are in the low \$90,000,00 dollars for this work. Sal is looking to increase our reserve contributions over the next 18 months so that we are adequately funded for this project.

There being no further business, the Board meeting adjourned at 10:45 am

Respectfully submitted,

Dianne Connor, Secretary